

ZONING AND BUILDING AGENDA

FEBRUARY 1, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

NEW APPLICATIONS

275449 MICHAEL AURIEMMA, Owner, 628 Diane Court, Bensenville, Illinois 60106, Application (No. SU-06-01; Z06014). Submitted by Ramon Ruiz, 4823 N. Newcastle, Chicago, Illinois 60656. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District to use current single family residence as rental property and for the parking of landscaping trucks, concrete trucks, and brick paving trucks on the property in Section 29 of Leyden Township. Property consists of 9,240 square feet located on the north side of Schubert Avenue, approximately 140 feet south of Mannheim Road in Leyden Township. Intended use: Single family residence for rental purposes, parking lot for landscaping, concrete, and brick paving trucks.

275450 RAFFAELE & BARBARA SCALISE, Owners, 8N125 Naperville Road, Bartlett, Illinois 60103, Application (No. SU-06-02; Z06018). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for a dog training facility with fenced yard area and pole barn type improvements to the rear of the existing single family residence in which the owner's/applicants reside in Section 33 of Hanover Township. Property consists of 2 acres +/- located on the north side of Naperville Road, approximately 346 feet west of Preserve Trail in Hanover Township. Intended use: Dog training facility.

275451 STANDARD BANK LAND TRUST #17441, NADIR MALLEY – 100% BENEFICIARY, Owner, 2400 West 95th Street, Evergreen Park, Illinois, Application (No. MA-06-01; Z06019). Submitted by James J. Banks, Esq., 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a MAP AMENDMENT in the R-4 Single Family Residence District to the C-2 Restricted Office District for a banking facility with drive-thru (if granted under companion SU-06-03) in Section 29 of Orland Township. Property consists of approximately .878 of an acre located on the southeast corner of 167th Street and Wolf Road in Orland Township. Intended use: Banking facility with drive-thru.

275452 STANDARD BANK LAND TRUST #17441, NADIR MALLEY – 100% BENEFICIARY, Owner, 2400 West 95th Street, Evergreen Park, Illinois 60465, Application (No. SU-06-03; Z06020). Submitted by James J. Banks, Esq., 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a SPECIAL USE in the C-2 Restricted Office District (if granted under companion MA-06-01) for a banking facility with drive-thru in Section 29 of Orland Township. Property consists of .878 of an acre located on the southeast corner of 167th Street and Wolf Road in Orland Township. Intended use: Banking facility with drive-thru.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

264993 ROBERT SANFRATELLO, Owner, 4910 South Paulina Street, Chicago, Illinois 60609, Application (No. SU-04-03). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for an automobile laundry and car wash in an existing one story building in Section 9 of Stickney Township. Property consists of .58 of an acre, located on the east side of Central Avenue, approximately 197 feet south of 49th Street. Intended use: Automobile laundry and car wash.

Recommendation: That the applicant be granted a one year extension.

*Previously granted by the Cook County Board of Commissioners on September 21, 2004, Special Use for Unique Use, previously approved, in the C-4 General Commercial District for an automobile laundry and car wash.

NOTE: DEFERRED AT THE BOARD MEETING OF JANUARY 4, 2006.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

275453 DOCKET #8001 – C. PAGE, Owner Application: Variation to increase height of shrubbery in front yard from 3 feet to 18-20 feet for evergreen plants; and from 3 feet to 6 feet for stone entry piers in the R-3 Single Family Residence District. The subject property consists of approximately 1 acre, located on the east side of Hibbard Road, approximately 1,985 feet south of the centerline of Winnetka Avenue in New Trier Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

275454 DOCKET #8003 – A. & D. ZIVKOVIC, Owners Application: Variation to reduce lot area from 40,000 square feet to 21,900 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce both interior side yard setbacks from 15 feet to 10 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the east side of Algonquin Road, approximately 400 feet north of Nerje Road in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Health Department Approval #16483.

275455 DOCKET #8005 – T. BOBAK, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 3 feet (existing); and reduce front yard setback from 30 feet to 23 feet; and reduce rear yard setback from 5 feet to 3 feet for remodeling of existing single family resident in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of Lockwood Avenue, approximately 120 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

275456 DOCKET #8006 – K. DORMAN, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 4 feet; reduce right interior side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3 feet for a new detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.06 of an acre, located on the south side of 71st Street, approximately 278 feet west of Sayre Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None. Two neighbors appeared in support of the application.

275457 DOCKET #8007 – R. & M. SHAMOON, Owners Application: Variation to divide one lot into two (2) lots; on parcel 1 reduce rear yard setback from 50 feet to 46 feet (existing); and on parcel 2 reduce lot area from 20,000 square feet to 10,320 square feet; reduce lot width from 100 feet to 81 feet; reduce rear yard setback from 50 feet to 40 feet; reduce right interior side yard setback from 15 feet to 5 feet; and increase the floor area ratio from .25 to .31 for existing single family residence on parcel 1 and new single family residence on parcel 2 in the R-4 Single Family Residence District. The subject property consists of approximately 0.71 of an acre, located on the northwest corner of Pensive Lane and Whirlaway Drive in Northfield Township. **Recommendation: That the application be denied.**

Conditions: None

Objectors: There were 55 neighbors who objected.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

275458 DOCKET #8008 – J. & B. REILLY, Owners Application: Variation for a new single family residence to be setback 266 feet from front lot line in the R-4 Single Family Residence District under Article 8.4.5F.1. "Whenever more than 30 percent of frontage on one side of a recorded subdivided block is occupied by residences on the effective date of this Ordinance, the average setback from the front lot line of the existing residences shall be maintained for all new or relocated structures". The subject property consists of approximately 1.84 acres, located on the west side of Parkside Drive, approximately 430 feet north of 173rd Street in Bremen Township.

Recommendation: That the application be denied.

Conditions: None

Objectors: There were 35 neighbors who objected.

275459 DOCKET #8009 – S. KHATIB, Owner Application: Variation to reduce lot area from 20,000 square feet to 17,606 square feet (existing) for additions to a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the west side of 88th Avenue, approximately 400 feet south of 131st Place in Northfield Township.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, February 15, 2006.